

SECTION 17 - CENTRAL COMMERCIAL DISTRICT, OR C-C DISTRICT

1. Purpose. This district is intended to serve as the central trading area for the City and surrounding urbanized areas.
2. Permitted Uses. The following uses are permitted in the C-C/Central Commercial District.
 - A. Any Commercial enterprise conducted in accordance with the provisions of Section 17(1-8).
 - B. Accessory uses and buildings customarily appurtenant to a permitted or approved conditional use, such as incidental storage, are permitted.
 - C. Secondary residential uses.
 - E. Transportation Facilities and Improvements
 1. Normal operation, maintenance;
 2. Installation of improvements within the existing right-of-way;
 3. Projects identified in the adopted transportation System Plan not requiring future land use review and approval;
 4. Landscaping as part of a transportation facility;
 5. Emergency measures;
 6. Street or road construction as part of an approved subdivision or partition;
3. Conditional Uses. The following conditional uses may be permitted subject to a Conditional Use Permit.
 - A. Any public facility.
 - C. Housing for the elderly or handicapped person. (See Section 28 (13)) Site Plan Approval required.
 - D. Buildings over 100 feet in height.
 - E. Bed and Breakfast establishments which are consistent with Section 28 (14).
 - F. Transportation Facilities and Improvements
 1. Transportation projects that are not designated improvements in the Transportation System Plan;
 2. Transportation projects that are not designated and constructed as part of an approved subdivision or partition.
4. Height Regulations. No building or structure shall be hereafter erected, enlarged or structurally altered to exceed a height of 100 feet. For exceptions, see Section 17 (3C).
5. Lot Requirements.
 - A. Lot Area: No requirements.

SECTION 17 - CENTRAL COMMERCIAL DISTRICT, OR C-C DISTRICT

- B. Lot Width: No requirements.
 - C. Lot Depth: No requirements.
 - D. Front Yard: None, except on corners where the setback shall be ten (10) feet.
 - E. Side Yard: None, except when a side lot line is abutting a R-7.5, R-5.0 or R-O District. Then the side yard shall be a minimum of ten (10) feet. The required side yard shall be increased by one-half (1/2) foot for each foot exceeding 35 feet of building height.
 - F. Rear Yard: None, except when a rear lot line is abutting a R-7.5, R-5.0 or R-O District. Then the side yard shall be a minimum of ten (10) feet. The required rear yard shall be increased by one-half (1/2) foot for each foot exceeding 35 feet of building height.
 - G. Lot Coverage: No requirements, only that all other lot and parking requirements are met.
 - H. Site review as per Section 22.
6. Signs: Permitted as per Section 24.
7. Off-Street Parking and Loading. Off-Street Parking and loading spaces or an equivalent as accepted by the Planning Commission shall be provided as required in Section 25.

Exception: The parking and loading requirements shall be exempted from the area contained by the C-4 District of Ordinance No. 830, the former Zoning Ordinance, as shown on the map which is made part of this Section of Ordinance #979, attached hereto.

(Amended by Ord. 1129, effective 10/20/93)

8. Other Required Conditions.
- A. All uses, excepting automobile, truck, trailer and boat sales, car washes, automobile service stations and drive-up windows shall be conducted wholly within an enclosed building.
 - B. In any C-C district directly across the street or abutting any R-7.5, R-5.0 or R-O District, the parking and loading area shall be set back at least ten (10) feet from the street right-of-way. These areas shall be appropriately landscaped either along the residential street frontage, side yard or rear yard to protect the character of adjoining and adjacent residential property. Such landscaping shall be maintained.
 - C. Site Plan Review as per Section 22.
 - D. The emission of disturbing vibrations or of unpleasant odorous gases or matter in such quantity or at such amplitude as to be readily detectable at any point beyond the property line of the use creating the vibrations or odors is prohibited.

SECTION 17 - CENTRAL COMMERCIAL DISTRICT, OR C-C DISTRICT

- E. All uses in the C-C District shall be carried on in such a manner that they do not create smoke, gas, odor, dust, sound, vibration, soot, heat, glare, or lighting to a degree which might be obnoxious or offensive to persons residing in or conducting business in this or any other district.

(Added by Ordinance #1187, effective 12/03/03)